

4.11.22

ORDINANCE NO. 2006 -058

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS AMENDED; AMENDING THE **TRANSPORTATION ELEMENT** (TO DESIGNATE SEVERAL SEGMENTS AND SOME ASSOCIATED INTERSECTIONS OF INDIANTOWN ROAD, PGA BOULEVARD, OKEECHOBEE BOULEVARD, SEMINOLE-PRATT WHITNEY ROAD, ORANGE BOULEVARD AND COCONUT BOULEVARD AS CONSTRAINED ROADWAY AT LOWER LEVEL OF SERVICE (CRALLS) FACILITIES EXCLUSIVELY FOR THE PURPOSES OF CONCURRENCY OF FLORIDA RESEARCH PARK DEVELOPMENT OF REGIONAL IMPACT); AND THE **MAP SERIES** (TO DESIGNATE IN THE MAP SERIES SEVERAL SEGMENTS AND SOME ASSOCIATED INTERSECTIONS OF INDIANTOWN ROAD, PGA BOULEVARD, OKEECHOBEE BOULEVARD, SEMINOLE-PRATT WHITNEY ROAD, ORANGE BOULEVARD AND COCONUT BOULEVARD AS CONSTRAINED ROADWAY AT LOWER LEVEL OF SERVICE (CRALLS) FACILITIES EXCLUSIVELY FOR THE PURPOSES OF CONCURRENCY OF FLORIDA RESEARCH PARK DEVELOPMENT OF REGIONAL IMPACT); AND AMENDING ALL ELEMENTS AS NECESSARY; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE 1989 COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, on August 31, 1989, the Palm Beach County Board of County Commissioners adopted the 1989 Comprehensive Plan by Ordinance No. 89-17;

**WHEREAS**, the Palm Beach County Board of County Commissioners amends the 1989 Comprehensive Plan as provided by Chapter 163, Part II, Florida Statutes; and

**WHEREAS**, the Palm Beach County Board of County Commissioners have initiated amendments to several elements of the Comprehensive Plan in order to promote the health, safety and welfare of the public of Palm Beach County; and

**WHEREAS**, the Palm Beach County Local Planning Agency conducted its public hearings on June 23 and July 14, 2006 to review the proposed amendments to the Palm Beach County Comprehensive Plan and made recommendations regarding the proposed amendments to the Palm Beach County Board of County Commissioners pursuant to Chapter 163, Part II, Florida Statutes; and

**WHEREAS**, the Palm Beach County Board of County Commissioners, as the governing body of Palm Beach County, conducted a public hearing pursuant to Chapter 163, Part II, Florida Statutes, on July 27, 2006 to review the recommendations of the Local Planning Agency, whereupon the Board of County Commissioners authorized transmittal of proposed

1 amendments to the Department of Community Affairs for review and  
2 comment pursuant to Chapter 163, Part II, Florida Statutes; and

3 **WHEREAS**, Palm Beach County received the Department of Community  
4 Affairs "Objections, Recommendations, and Comments Report," dated  
5 October 6, 2006 which was the Department's written review of the  
6 proposed Comprehensive Plan amendments; and

7 **WHEREAS**, on November 27, 2006 the Palm Beach County Board of  
8 County Commissioners held a public hearing to review the written  
9 comments submitted by the Department of Community Affairs and to  
10 consider adoption of the amendments; and

11 **WHEREAS**, the Palm Beach County Board of County Commissioners has  
12 determined that the amendments as modified satisfy the concerns  
13 addressed in the Department of Community Affairs' "Objections,  
14 Recommendations and Comments Report" and comply with all requirements  
15 of the Local Government Comprehensive Planning and Land Development  
16 Regulations Act.

17 **NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY**  
18 **COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:**

19 **Part I. Amendments to the 1989 Comprehensive Plan**

20 Amendments to the text of the following Elements of the 1989  
21 Comprehensive Plan are hereby adopted and attached to this Ordinance  
22 in Exhibit 1:

23 **A. Transportation Element**, Constrained Roadway at Lower Level  
24 of Service (CRALLS) for the Florida Research Park.

25 **B. Map Series**, Update Map TE 15.1 to include all the roadway  
26 links and intersections identified in Exhibit 1a as CRALLS  
27 facilities.

28 **Part II. Repeal of Laws in Conflict**

29 All local laws and ordinances applying to the unincorporated area  
30 of Palm Beach County in conflict with any provision of this ordinance  
31 are hereby repealed to the extent of such conflict.

32 **Part III. Severability**

33 If any section, paragraph, sentence, clause, phrase, or word of  
34 this Ordinance is for any reason held by the Court to be



1 unconstitutional, inoperative or void, such holding shall not affect  
2 the remainder of this Ordinance.

3 Part IV. Inclusion in the 1989 Comprehensive Plan

4 The provision of this Ordinance shall become and be made a part  
5 of the 1989 Palm Beach County Comprehensive Plan. The Sections of the  
6 Ordinance may be renumbered or relettered to accomplish such, and the  
7 word "ordinance" may be changed to "section," "article," or any other  
8 appropriate word.

9 Part V. Effective Date

10 The effective date of this plan amendment shall be the date a  
11 final order is issued by the Department of Community Affairs or  
12 Administration Commission finding the amendment in compliance in  
13 accordance with Section 163.3184(1)(b), Florida Statutes, whichever is  
14 applicable. No development orders, development permits, or land uses  
15 dependent on this amendment may be issued or commence before it has  
16 become effective. If a final order of noncompliance is issued by the  
17 Administration Commission, this amendment may nevertheless be made  
18 effective by adoption of a resolution affirming its effective status,  
19 a copy of which resolution shall be sent to the Florida Department of  
20 Community Affairs, Division of Community Planning, Plan Processing  
21 Team. An adopted amendment whose effective date is delayed by law  
22 shall be considered part of the adopted plan until determined to be  
23 not in compliance by final order of the Administration Commission.  
24 Then, it shall no longer be part of the adopted plan unless the local  
25 government adopts a resolution affirming its effectiveness in the  
26 manner provided by law.

27 **APPROVED AND ADOPTED** by the Board of County Commissioners of Palm  
28 Beach County, on the 27th day of November, 2006.

29 ATTEST:

30 SHARON R. BOCK, CLERK  
31 & COMPTROLLER

32 PALM BEACH COUNTY, FLORIDA,  
33 BY ITS BOARD OF COUNTY COMMISSIONERS

34 By  Deputy Clerk

35 By  Addie L. Greene, Vice-Chairperson

36  
37 APPROVED AS TO FORM AND LEGAL SUFFICIENCY

38   
39 COUNTY ATTORNEY

40  
41 Filed with the Department of State on the 6th day of December, 2006.  
42

## EXHIBIT 1

**A. Transportation Element, Constrained Roadway at Lower Level of Service (CRALLS)** for the Florida Research Park.

**REVISIONS:** To add language in Policy 1.2-f designating roadway segments and intersections as CRALLS facilities. The added text is shown in underlined.

**REVISED Policy 1.2-f:** The Palm Beach County Board of County Commissioners finds the following facilities are constrained facilities and development orders shall be evaluated using the specific level of service standards identified herein instead of the Policy 1.1-b general level of service standards. *(Unchanged text omitted for brevity)*

- 40) The following roadways are hereby designated as CRALLS facilities exclusively for the purposes of concurrency for the Florida Research Park buildout extension from 2014 to 2021:
- a) Indiantown Road from Pratt Whitney Road to Alexander Run Road as 2 lanes  
Peak hour standard 2,220 vehicles per hour (152%)  
Peak hour directional standard: 1,719 vehicles per hour (200%)
  - b) Indiantown Road from Alexander Run Road to Jupiter Farms Road as 4 lanes  
Peak hour standard 3,776 vehicles per hour (121%)  
Peak hour directional standard: 2,186 vehicles per hour (118%)
  - c) Indiantown Road from Jupiter Farms Road to Florida's Turnpike as 4 lanes (interim until 6 lane improvement commences) and as 6 lanes  
Peak hour standard 4,955 vehicles per hour (106%)  
Peak hour directional standard: 2,848 vehicles per hour (102%)
  - d) Indiantown Road from Florida's Turnpike to Interstate 95 as 6 lanes  
Peak hour standard 6,303 vehicles per hour (135%)  
Peak hour directional standard: 3,689 vehicles per hour (132%)
  - e) Indiantown Road from Interstate 95 to Central Boulevard as 6 lanes  
Peak hour standard 7,233 vehicles per hour (155%)  
Peak hour directional standard: 3,775 vehicles per hour (135%)
  - f) PGA Boulevard from Beeline Highway to Ryder Cup (Jog Road) as 2 lanes (interim until 4 lane improvement commences) and as 4 lanes  
Peak hour standard 4,105 vehicles per hour (132%)  
Peak hour directional standard: 2,885 vehicles per hour (155%)
  - g) PGA Boulevard from Ryder Cup (Jog Road) to Florida's Turnpike as 4 lanes (interim until 6 lane improvement commences)  
Peak hour standard 6,097 vehicles per hour (196%)  
Peak hour directional standard: 3,428 vehicles per hour (184%)



- h) PGA Boulevard from Ryder Cup (Jog Road) to Florida's Turnpike as 6 lanes  
Peak hour standard 6,314 vehicles per hour (135%)  
Peak hour directional standard: 3,608 vehicles per hour (129%)
- i) PGA Boulevard from Florida's Turnpike to Central Boulevard as 6 lanes  
Peak hour standard 7,800 vehicles per hour (167%)  
Peak hour directional standard: 4,075 vehicles per hour (146%)
- j) PGA Boulevard from Central Boulevard to Military Trail as 6 lanes  
Peak hour standard 7,147 vehicles per hour (153%)  
Peak hour directional standard: 3,822 vehicles per hour (137%)
- k) Okeechobee Boulevard from Seminole-Pratt Whitney Road to E Road / 140<sup>th</sup> Avenue as 2 lanes  
Peak hour standard 1,653 vehicles per hour (113%)  
Peak hour directional standard: 1,439 vehicles per hour (167%)
- l) Seminole-Pratt Whitney Road from Indiantown Road to Beeline as 2 lanes (interim until 4 lane improvement commences)  
Peak hour standard 2,793 vehicles per hour (191%)  
Peak hour directional standard: 2,255 vehicles per hour (262%)
- m) Seminole-Pratt Whitney Road from Indiantown Road to Beeline as 4 lanes  
Peak hour standard 3,384 vehicles per hour (109%)  
Peak hour directional standard: 2,743 vehicles per hour (147%)
- n) Seminole-Pratt Whitney Road from Beeline Highway to PGA as 2 lane (interim until 4 lane improvement commences) and as 4 lanes  
Peak hour standard 3,642 vehicles per hour (117%)  
Peak hour directional standard: 2,068 vehicles per hour (111%)
- o) Seminole-Pratt Whitney Road from PGA Boulevard to Northlake Boulevard as 2 lane interim CRALLS and 4 lane interim CRALLS until 6 lane improvement commences. No CRALLS required once assured 6 lane improvement commences  
Peak hour standard 4,094 vehicles per hour  
Peak hour directional standard: 3,373 vehicles per hour
- p) Seminole-Pratt Whitney Road from Northlake Boulevard to Orange Boulevard as 2 lanes (interim until 4 lane improvement commences) and as 4 lanes  
Peak hour standard 3,902 vehicles per hour (125%)  
Peak hour directional standard: 2,730 vehicles per hour (147%)
- q) Orange Boulevard from Coconut Boulevard to Royal Palm Beach Boulevard as 2 lanes  
Peak hour standard 1,548 vehicles per hour (106%)  
Peak hour directional standard: 1,002 vehicles per hour (117%)
- r) Coconut Boulevard from Northlake Boulevard to Orange Boulevard as 2 lanes  
Peak hour standard 1,934 vehicles per hour (132%)  
Peak hour directional standard: 1,702 vehicles per hour (198%)

The roadways listed in items a, b, g, k, l, o, p, q and r are identified to be widened in the 'Future 2020 Roadway System by Number of Lanes' map. Therefore, these proposed CRALLS designations would be temporary until such improvements are made. In no event shall the volume figures listed in items a, b, c, d, e, f, h, i, j, k, m, n, o, p, q, and r limit development prior to December 31, 2021. In no event shall the volume figures listed in item g limit development until the later of 95% of the remaining vested development or December 31, 2020. In no event shall the volume figures listed in item l limit development until the later of 80% of the remaining vested development or December 31, 2018.

The following intersections are hereby designated as CRALLS facilities for the Florida Research Park buildout extension from 2014 to 2021:

PGA Boulevard and Seminole-Pratt Whitney Road  
AM Peak Hour Critical Sum: 1518 (108%)  
PM Peak Hour Critical Sum: 1855 (133%)



Indiantown Road and Pratt Whitney Road  
AM Peak Hour Critical Sum: 1518 (108%)  
PM Peak Hour Critical Sum: 1953 (140%)

Indiantown Road and Jupiter Farms Road  
AM Peak Hour Critical Sum: 1576 (113%)  
PM Peak Hour Critical Sum: 1558 (111%)

Indiantown Road and Central Boulevard  
AM Peak Hour Critical Sum: 2430 (174%)  
PM Peak Hour Critical Sum: 2266 (162%)

PGA Boulevard and Florida's Turnpike  
AM Peak Hour Critical Sum: 2509 (179%)  
PM Peak Hour Critical Sum: 2167 (155%)

PGA Boulevard and Central Boulevard  
AM Peak Hour Critical Sum: 1967 (141%)  
PM Peak Hour Critical Sum: 1840 (131%)  
PGA Boulevard and Military Trail  
AM Peak Hour Critical Sum: 2143 (153%)  
PM Peak Hour Critical Sum: 2207 (158%)

Northlake Boulevard and Seminole-Pratt Whitney Road  
AM Peak Hour Critical Sum: 2248 (161%)  
PM Peak Hour Critical Sum: 1974 (141%)

Northlake Boulevard and Coconut Boulevard  
PM Peak Hour Critical Sum: 1654 (118%)

Okeechobee Boulevard and Seminole-Pratt Whitney Road  
AM Peak Hour Critical Sum: 1985 (142%)  
PM Peak Hour Critical Sum: 2182 (156%)

Orange Boulevard and Seminole-Pratt Whitney Road  
AM Peak Hour Critical Sum: 2144 (153%)  
PM Peak Hour Critical Sum: 2135 (153%)

Orange Boulevard and Coconut Boulevard  
AM Peak Hour Critical Sum: 1606 (115%)  
PM Peak Hour Critical Sum: 1565 (112%)

Orange Boulevard and Royal Palm Beach Boulevard  
AM Peak Hour Critical Sum: 1564 (112%)  
PM Peak Hour Critical Sum: 1897 (136%)

Northlake Boulevard and Military Trail  
AM Peak Hour Critical Sum: 1397 (100%)  
PM Peak Hour Critical Sum: 1658 (118%)

In no event shall the intersectional data listed above limit development prior to December 31, 2021.

CRALLS Mitigation Measures to be implemented and to be included in the concurrency approval and Development Order (D.O.) conditions for Florida Research Park DRI, in conjunction with these CRALLS include the following:

- 1) Land Use / Site Planning Measure – Provide mixed/multiple land uses based upon the Florida Research Park Master Development Plan.
- 2) Land Use / Site Planning Measure – Concurrent with obtaining each certificate of occupancy, for a non-residential building located on a parcel 50 acres or greater, implement parking strategies that provide preferred parking for alternative vehicles and car pool vehicles.
- 3) Land Use / Site Planning Measure – Apply access management techniques along all roadways along project frontage.
- 4) Connectivity Measure – Provide access to more than one road including Beeline Highway and Seminole Pratt-Whitney Road.

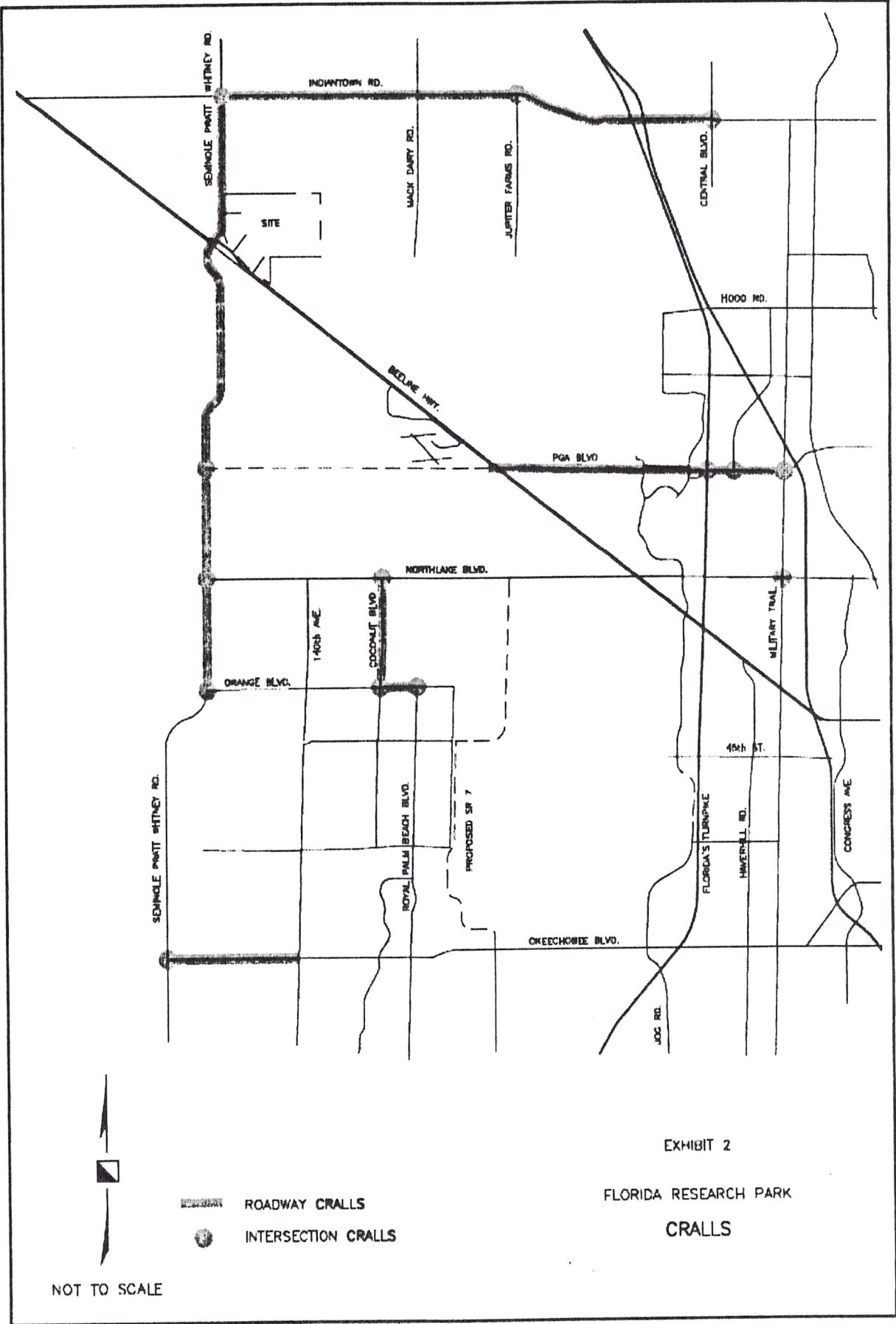
- 5) Transit Measure – Coordinate with Palm Tran to provide a bus route(s) to/from the site by January 1, 2015 or 3 million square feet, whichever comes first.
- 6) Transit Measure – Provide onsite bus stop facilities (intermodal facility), within one year of provision of a bus service.
- 7) Transportation Demand Management (TDM) Measure – Provide an on-going ride-sharing information service to persons employed at the project site.
- 8) Transportation Demand Management (TDM) Measure – Proportionately and annually fund an Employee Transportation Coordinator position that will coordinate the individual businesses in Florida Research Park.
- 9) Transportation Demand Management (TDM) Measure – The Florida Research Park Transportation Coordinator shall encourage businesses of 500 employees or more to accommodate alternate work hours and telecommuting standards.

Beginning January 1, 2008, Florida Research Park shall submit an annual report to the County's Planning Director and the County Engineer to demonstrate compliance with the mitigation measures required by this policy. In the event that any of the mitigation measures above are not fulfilled, the annual report will be submitted to the Board of County Commissioners (BCC) for consideration. The BCC may then amend or rescind any or all provisions of this policy. This CRALLS will be revisited one year after the effective date of this amendment.

Conditions may be required in order to meet the concurrency requirements of Palm Beach County. These shall be determined at the time of issuing the concurrency reservation. In addition, these CRALLS mitigation measures shall be detailed and included in the concurrency reservation and the Florida Research Park DRI D.O.



B. Map Series, Update Map TE 15.1 to include all the roadway links and intersections identified in Exhibit 1a as CRALLS facilities.



STATE OF FLORIDA, COUNTY OF PALM BEACH  
I, SHARON R. BOCK, Clerk and Comptroller  
certify this to be a true and correct copy of the original  
filed in my office on *November 27, 2006*  
dated at West Palm Beach, FL on *12/11/06*  
By *Diane Brown*  
Deputy Clerk, COUNTY  
CLERK, COUNTY  
FLORIDA